

NEW JERSEY REAL ESTATE

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The many young married couples who recently visited "HARMON" and purchased home sites have arranged to build their

HOMES

Beside the Beautiful Hudson

Away from the maddening stress of the city. A wonderful change from a jaded, run-down existence to the life-giving, invigorating balm of the poetic Hudson.

The most picturesque property within the electric commuting zone. Easy access to the City. 100 fast, comfortable electric trains daily.

Cheaper than paying rent. Guaranteed assurance of unlimited future development.

HARMON

on-the-Hudson

Unsurpassed for Scenic Beauty

Ideal bathing beach, walks, boating and canoeing, fishing on the picturesque Croton River, wonderful views of the majestic Hudson, good schools, churches and stores very accessible, large shade trees; every plot a wonderful view; tennis and other outdoor sports.

Call at office for free transportation to visit HARMON—any day. Special train Sunday morning, 11:30 City Time. Lunch will be served at the Clubhouse.

CLIFFORD B. HARMON & CO.
51 EAST 42nd STREET
Tel. Murray Hill 3236

FURNISHED APARTMENTS UNFURNISHED APARTMENTS

Don't wait for the fall rush
Make sure of your future home at once

POSSESSION IMMEDIATELY **\$5,500** POSSESSION OF BALANCE
of one apartment October 1, 1920

Co-operative Plan
275 Clinton Ave.
Corner De Kalb Ave., Brooklyn

By this plan you secure a permanent
7-room apartment for \$73.75 monthly

There are a few of the choice 7 room apartments remaining to be sold to desirable persons.

The apartment is located in the finest section of Brooklyn, convenient to all New York subway, trolley, elevated lines, and shopping districts.
Dent, bath, hot water, central heating, electric, etc.
Apartments shown 9 A. M. to 6 P. M.
Humphreys & Orr, 215 Montague Street, Brooklyn, N. Y.

OWN YOUR OWN APARTMENT
in the
CONCOURSE APARTMENTS
Just Completed
S. W. cor. Grand Concourse & 183rd St.
Two blocks from Subway, 6th & 9th Ave. L.

No rent or assessments. Rented portion of the house pays all running expenses.
A sound business investment. May be sublet, making 20% return on invested capital.
Business and social references required.

CONCOURSE APARTMENTS
527 Fifth Ave. 183rd St. & Grand Concourse
Phone 3571 Vanderbilt Phone 3530 Kerdham

CITY REAL ESTATE
Established 1852
Horace S. Ely & Co.
REAL ESTATE
21 Liberty Street

Business Property
George L. O'Hare
Licenses & Business Property
100 Avenue C
Tel. 5092 Vanderbilt

Dwellings of Quality
In all parts of the city.
EVERETT M. SEAMAN CO.
Murray Hill 4520.

LONG ISLAND REAL ESTATE
FOR SALE OR FOR RENT—
FURNISHED
WEST HILLS GARDENS, L. I.
ATTRACTIVE FURNISHED
ROOM HOUSE, GARAGE,
250 A MONTH FOR SEASON.
TELEPHONE BOULEVARD
774-W.

WICKVILLE CENTRE, L. I.
Newly decorated, 3 rooms and bath, electric, central heating, gas, water, etc. Call for particulars. Price \$10,000.00. Call for particulars. Price \$10,000.00.

**FOR SALE OR FOR RENT—
FURNISHED
WEST HILLS GARDENS, L. I.**
ATTRACTIVE FURNISHED
ROOM HOUSE, GARAGE,
250 A MONTH FOR SEASON.
TELEPHONE BOULEVARD
774-W.

FRANK V. COOPER
15 Park Ave.
FURNISHED HOUSES TO LET

TO RENT
A very desirable house in Flatbush, 10 rooms, 2 baths, 2 porches, telephone, etc. Call for particulars. Price \$10,000.00. Call for particulars. Price \$10,000.00.

MAIN FARMHOUSE, near Garden, New Jersey
FURNISHED, 10 rooms, 2 baths, 2 porches, telephone, etc. Call for particulars. Price \$10,000.00. Call for particulars. Price \$10,000.00.

NEW JERSEY REAL ESTATE
FURNISHED APARTMENTS TO LET
291 EUGENIE AVE. (4th St.)—Two rooms, kitchenette, adjoining bath, improvements, \$10 monthly.

COUNTRY PROPERTY
MAINE FARMHOUSE, near Garden, New Jersey
FURNISHED, 10 rooms, 2 baths, 2 porches, telephone, etc. Call for particulars. Price \$10,000.00. Call for particulars. Price \$10,000.00.

Real Estate News

Burke Relief Gets \$502,000 For Bronx Lots

Small Investors Display Keen Interest: 1,386 Lots in Tract Bring an Average of About \$362 Each

More than half a million dollars was obtained by the trustees of the Burke Relief Foundation for the 1,386 lots in the Bronx sold by J. Clarence Davies and Joseph P. Day, in a two days and two nights auction sale in the ballroom of the Hotel Astor. The last lot was sold at 5:30 yesterday for a small investor for \$300. The bid brought the total for the entire auction up to \$502,000, which is an average of \$362 a lot.

It was midnight when Mr. Day adjourned the first session of the auction. He had then sold 1,005 lots for a total of \$339,475. Selling was resumed yesterday at noon, when about 500 persons were on hand to take up the process of liquidation where it ended the night before.

A Group of Small Investors
The crowd was chiefly investors with small accumulated savings. Some in gait chairs, under brilliant light from the many electric chandeliers in the arched ceiling of the ballroom, were many women in loose sacks of print material popular with the sturdy housewives of the city. They had agreed that men and held out, getting a number of lots. Many small storekeepers were among the men who attended the sale.

The bidding yesterday was much better than on the first day, which was accepted by Mr. Davies and Mr. Day as an indication of a strong demand for property such as this. They said that they would have had no trouble in disposing of the remaining 381 lots if they had had them to offer. In their opinion, the sale made the property of the Burke Relief Foundation a success.

Some of the Best Prices
The first property parcel offered yesterday was the southeast corner of Gun Hill Road and Paulding Avenue, which brought \$900. The southwest corner of Gun Hill Road and Boston Road sold for \$1,350. The southwest corner of Gun Hill Road and Lexington Avenue brought \$825. Prices for Boston Road lots from Yates to Laconia ranged from \$175 to \$125, and Yates Avenue from Boston Road to Burke Avenue \$325. A lot on Lexington Avenue, northeast corner of Burke Avenue, brought \$1,025. The southwest corner of these thoroughfares sold for \$1,650.

Corners on Burke Avenue sold for \$500. Home Street and Lexington Avenue parcels brought from \$350 to \$500. Laconia Avenue lots near Arno Avenue sold for \$375. The southwest corner of Lexington and Paulding avenues sold for \$550.

Frank K. Sturges, president of the Burke Relief Foundation, Mr. Davies, secretary, and Mr. Day, auctioneer, agreed that the results were very good. Mr. Sturges expressed much gratification over the success of the sale.

At least 20 per cent of the totaled parcels will be paid to the institution in cash during the next thirty days, the remainder of the \$502,000 will be on a mortgage held by the hospital which will bring it 6 per cent a year.

WESTCHESTER COUNTY REAL ESTATE
A Few Building Lots
Are offered for sale in
NORTH WHITE PLAINS
30 minutes from 42d St., New York City. These lots are VERY DESIRABLE. New station, electric, gas, water, etc. Prices Greatly Reduced to Close Out the Few Left. Advantageous Terms Offered to conscientious home builders.

Jos. Lambden & Son, Inc.
156 Lexington St. Tel. 362 New Rochelle

Former Estate of H. Thompson
At Madison Changes Hands
The estate formerly owned by H. Thompson at Madison, N. J., has been sold by the Madison Trust Company to Kenneth MacKinnon, of Washington, D. C. The estate is a modern dwelling, with twenty-two rooms, three baths, and a swimming pool. It is situated on a large tract of land, and is surrounded by a beautiful garden. The price is \$100,000.

Payson McL. Merrill Company
leased, furnished, for E. A. S. Clarke to James R. Deering his property at Ward and Hartshorn avenues, Rumson, N. J.

Manufacturer Gets Plot
Fronting on Gowanus Canal
S. Lombis company sold to a New York manufacturer a plot of 125 feet on Gowanus Canal, running back 242 feet to Carroll Street, Brooklyn, through Robert G. Balmanno and Walter O. Oliver.

Robert G. Balmanno sold for the Albro J. Newton Company to the Koppers-Seaboard Coke Company a plot on Gowanus Canal, 354x225.

Country Property Bought at Auction Brings Good Return
Arthur C. Sheridan, Inc., has been paid for Chazen & Renick the Berkshire home of William L. Colt, at Brookfield, Fairfield County, Conn., to Marcel Dates, of this city. The sellers purchased the property at a voluntary auction sale on June 9 conducted by Mr. Sheridan.

Get Greenwich Village Houses
Duroso Company leased the four-story building at 144 West 14th Street to Michael Murphy for a term of years, the three-story house 60 Perry Street to William Brandkamp, the three-story house 307 West 12th Street to John J. Murphy, and the three-story house 343 West 24th Street to Timothy Walsh.

Bought by Ice Company
The National Ice and Coal Company purchased from the Rina Mortgage Company the five-story factory building, 300x100 ft., at 304 and 306 East Ninety-eighth Street, adjoining the southwest corner of First Avenue. Recently the adjoining four-story building at 300 and 302 was sold by Francis S. Robert to the Empire Pickle Works.

Buying in the Bronx
E. Osborne Smith, Inc., sold for Marie Lubitz the private dwelling at 2023 Morris Avenue.

Alexander Selkin sold for Hyman Pierzan and Rose Silverman the three-story dwelling at 1019 Fifth Avenue, 20x100.

Buyer of 23d Street Buildings
William H. Archibald is the buyer of the three four-story buildings at 310 and 322 East Twenty-third Street, sold recently by the Hudson River estate through Dwight, Archibald & Perry.

Brokers in 13th Street Deals
Duroso Company was the broker in the sale for the National Florence Crittenton Mission of the three-story house 245 West Thirtieth Street to Charles Goetz and the resale to Henry Mundt.

Childs Take Over Corner Building on Broadway

Property at 16th Street Held Under Lease by Restaurant Concern

The Childs Company has bought the three-story building, 23x100 ft., at 1561 Broadway, northwest corner of Fifty-sixth Street. The sellers were Rose Louise Mantel, Chole, Louis Jean Baptiste Mantel, and Adele Jean Mantel of Bordeaux, France, who arrived in the United States a few days ago. This property and the adjoining building at 1553 Broadway are under lease to the Childs Company, which was organized in 1917. R. T. Neely of the William S. Burrows Company and Spotts & Starr negotiated the transaction.

The building company also leased from the Fifth Avenue and Third Street Corporation, Harry Fisher, president, the southern half of the corner floor and the basement of the Hotel Astor, at the southeast corner of Third Street and Fifth Avenue, for thirty years on a percentage of sales basis, the rental aggregating more than \$100,000. Mr. Neely negotiated this transaction with Frederick Fox & Co.

Fulton Street Corner Bldg. Brings \$149,000

Goldstickler Structure, at Greenwich Street, Calls for Lively Bidding in Salesroom

The Goldstickler Building, a four-story structure at 215 Fulton Street, corner of Greenwich Street, was sold at auction in the Vasey Street salesroom yesterday by Bryan L. Kennelly, for the estate of Louis and Martin Goldstickler, to J. R. Hubbard for a client for \$149,000. Mr. Hubbard recently purchased the property at West Broadway, Park Place and Murray Street, sold by order of the City of New York.

For the estate of John Korb, by order of John and Frederick Korb, executors, Mr. Kennelly sold 1951 Third Avenue, a four-story tenement, to William Simpson for \$15,000, 244 and 246 East Twenty-third Street, four-story houses, to Herbert Baum for \$38,500, 361 to 371 West Twelfth Street, northeast corner of Washington Street, five-story tenement, to M. J. Hyer for \$74,000, 115 West 34th Street, a five-story apartment, to E. M. McShane for \$45,200, 1139 Ogden Avenue, a two-story dwelling, to M. J. Sweeney for \$11,000, a lot on 10th Avenue and Beach 12th Street, Belle Harbor, to Thomas E. Morrissey for \$11,000, a plot 200x130 on the east side of Riverside Street, sixty feet north of 10th Street, to E. J. Daly for \$25,000, a plot 100x102 on the south side of 17th Street, 100 feet west of Cedar Avenue, to J. J. Johnson for \$30,000, a lot on 10th Avenue and Beach 12th Street, Belle Harbor, to Thomas E. 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